



Westfield-Washington Township Board of Zoning Appeals (BZA)

Minutes of the Tuesday, February 14, 2023 BZA Meeting

Presented for approval: March 14, 2023

The Westfield-Washington Township Board of Zoning Appeals
met at 7:00 p.m. on Tuesday, February 14, 2023 at Westfield City Hall.

Active Links for this meeting:

[February 14, 2023 BZA Agenda & Exhibits](#)

[February 14, 2023 YouTube Video](#)

OPENING OF MEETING

[YouTube Time: 0:09](#)

CHANGES TO THE AGENDA: Error on agenda: the election of officers took place last month.

ACKNOWLEDGEMENT OF HATFIELD & SCHMITZ REAPPOINTMENTS TO BZA

ROLL CALL

BZA Members Present In-Person: Noble Hatfield, Victor McCarty, and Dave Schmitz.

BZA Members Present Virtually: None.

BZA Members Absent: Jeff Boller and Jeannine Fortier.

City Staff Present: Daine Crabtree, Senior Planner; Lauren Gillingham, Senior Planner; and Ryan Collingwood, Associate Planner.

City Staff Present Virtually: None

Legal Counsel Present Virtually: Ashley Ulbricht with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

McCarty motioned to approve the January 10, 2023 Minutes.

Hatfield seconded. Motion passed. Vote 3-0.

REVIEW RULES AND PROCEDURES

Crabtree reviewed BZA rules and procedures.

ITEMS OF BUSINESS

2302-VU-02 [PUBLIC HEARING]

[YouTube Time: 3:30](#)

606 Hillcrest Drive / Trent Wood

The Petitioner requests a Variance of Use to permit a Professional Office use (Real Estate Office) on 0.41 acres +/- in the SF3: Single-Family Medium Density District (Chapter 13)
(Planner: Ryan Collingwood – rcollingwood@westfield.in.gov)

Staff presentation / Petitioner presentation / BZA comments.

Public Hearing for 2302-VU-02 opened at 7:05 p.m.

- No public comments.

Public Hearing for 2302-VU-02 closed at 7:06 p.m.

BZA comments / Petitioner responses.

McCarty motioned to approve 2302-VU-02 subject to the recommended conditions stated in the motion.

Hatfield seconded. Motion passed. Vote 3-0.

Schmitz motioned to adopt Staff's Findings of Fact for 2302-VU-02.

McCarty seconded. Motion passed. Vote 3-0.

Agendas and minutes for all City meetings are updated and available at the City's website.

Website: www.westfield.in.gov / Community Development Department E-mail: community@westfield.in.gov

2302-VS-02 [PUBLIC HEARING]

[YouTube Time: 8:53](#)

3761 Shady Lakes Drive / Jennifer Miller

The Petitioner requests Variances of Development Standard to exceed the Maximum Lot Coverage and encroach nine (9) feet into the twenty-five (25) foot Minimum Rear Yard Setback for a swimming pool and deck on 0.45 acres +/- in the Andover Planned Unit Development (PUD) District.

(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

Staff presentation / BZA comments / Staff responses.

Public Hearing for 2302-VS-02 opened at 7:11 p.m.

- No public comments.

Public Hearing for 2302-VS-02 closed at 7:12 p.m.

BZA comments / Petitioner responses.

Hatfield motioned to approve 2302-VS-02 subject to the recommended conditions stated in the motion.

McCarty seconded. Motion passed. Vote 3-0.

Schmitz motioned to adopt Staff's Findings of Fact for 2302-VS-02.

McCarty seconded. Motion passed. Vote 3-0.

2302-SE-01 [PUBLIC HEARING]

[YouTube Time: 14:52](#)

Freemont Moore Road Equestrian Facility / Lakshan Salgado

The Petitioner requests a Special Exception to permit an Equestrian Facility on 13.95 acres +/- in the AG-SF1: Agriculture/Single-Family Rural District (Chapter 13)

(Planner: Lauren Gillingham – lgillingham@westfield.in.gov)

Staff presentation / Petitioner presentation / BZA comments.

Public Hearing for 2302-SE-01 opened at 7:21 p.m.

- No public comments.

Public Hearing for 2302-SE-01 closed at 7:22 p.m.

BZA comments / Petitioner responses.

McCarty motioned to approve 2302-SE-01 subject to the recommended conditions stated in the motion.

Hatfield seconded. Motion passed. Vote 3-0.

Schmitz motioned to adopt Staff's Findings of Fact for 2302-SE-01.

McCarty seconded. Motion passed. Vote 3-0.

ITEMS CONTINUED TO A FUTURE MEETING

No Continued Items.

REPORTS/COMMENTS:

[YouTube Time: 28:50](#)

- Plan Commission Liaison
- Community Development Department

ADJOURNMENT

McCarty motioned to adjourn the meeting. Hatfield seconded. Motion passed. Vote 3-0.

The meeting adjourned at 7:31 p.m.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Agendas and minutes for all City meetings are updated and available at the City's website.

Website: www.westfield.in.gov / Community Development Department E-mail: community@westfield.in.gov

Signature Page for BZA Minutes for February 14, 2023

Chairperson
Dave Schmitz

Secretary
Kevin M. Todd, AICP
Director